LOT 2 FORT WHITE MANOR S/D.

725-488, 786-605, 833-1431, 965-

TRICE JOSEPH L/TRICE HEATHER L
429 SW DURANT ST
FORT WHITE, FL 32038

2027

00-00-00-14330-102

BUILDING CHARACTERISTICS

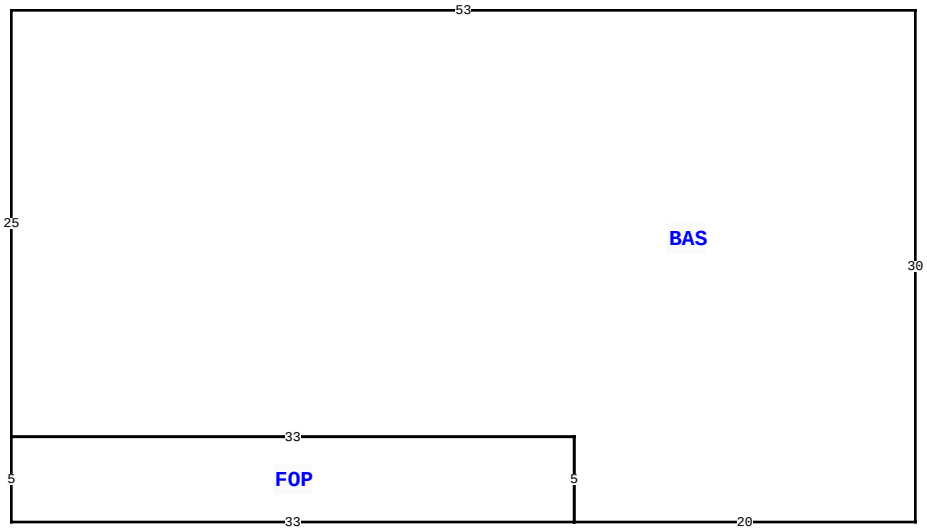
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		34616.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	143,362
FOP	165	30		50	5,030
TOTALS	1,590			1,475	148,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,475	117.2556	128.98	190,246	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2006 Heated Area: 1425 HX Base Yr 2006



429 SW DURANT ST, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,392
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	174,192
SOH/AGL Deduction	53,060
ASSESSED VALUE	121,132
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	69,721
TOTAL JUST VALUE	174,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,895

SALE:2:1: LOT 2 FORT WHITE MANOR - SALE TOO LOW

SALE:1:1: LOT 2 (THIS SALE IS TOO LOW)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20564	SFR	255	03/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/1571	6/20/2005	WD	Q	I		128,000
GRANTOR: JEFFREY S & VICTORIA						
GRANTEE: JOSEPH L & HEATHER						
0965/0524	10/17/2002	WD	U	V	09	7,000
GRANTOR: SCOTT & RENEE MARTIN						
GRANTEE: JEFFREY S LOOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S25 FOP= S5 E33 N5 W33$ E33 S5 E20 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/18/2015 BY DF Total Acres: 1.02 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS